

VII. H. NORTHWEST SUBAREA



The **Northwest Subarea** is characterized by single and multi-family housing, and retail and commercial development, including many office complexes. The neighborhoods are largely new subdivisions where generally middle and upper income families live. The retail/commercial development includes large strip centers, mega-store developments, restaurants, hotels, and movie theater complexes. These predominate along IH 10, Loop 410, Loop 1604 and other major roadways including Bandera, Babcock, Fredericksburg, Huebner and Wurzbach Roads. The terrain of the Northwest Subarea ranges from gently sloping near Loop 410 to extremely hilly at the northern edge near Loop 1604. A variety of terrains and ecosystems exist, but are dominated by oak, cedar elm, cedar, and mesquite. Undeveloped land is very limited, and is found along the northwestern boundary of the subarea near Loop 1604. The northern portion of the subarea is located over the Edwards Aquifer Recharge Zone where there are limitations on development. This Subarea includes portions of Council Districts 7 and 8.

1. **CENSUS TRACTS**

1807, 1810, 1813, 1814, 1815, 1818, 1819, 1820, 1821

2. **POPULATION** (estimated)* **% of change**

2000	97,450	--
2005	113,759	+16.70%
2010	128,634	+13.10%
2015	142,662	+10.90%

*Based on past trend analysis (1970-2000) and current city limits boundaries as provided by the City of San Antonio Planning Department, January 2005.

3. **DEMOGRAPHICS***

Hispanic	42.10%	Age	
Anglo	46.10%	<5	7.40%
African American	5.30%	5-17	15.60%
Other	6.50%	18-24	15.70%
		25-44	36.70%
Male	48.30%	45-64	16.70%
Female	51.70%	65+	7.90%

Median Household Income \$41,492

*Based on census population and housing statistics as provided by the City of San Antonio Planning Department, January 2005.

4. **PROMINENT LANDMARKS AND FACILITIES**

- South Texas Medical Center
- University of Texas at San Antonio
- Six Flags Fiesta Texas

5. **NATURAL RESOURCE ASSETS**

- Edwards Aquifer Recharge Zone
- Leon, Huebner, and French Creeks
- Undeveloped, sensitive ecosystems near Loop 1604

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6. PARK FACILITIES LISTING

A. City of San Antonio Facilities

<u>Name</u>	<u>Type</u>	<u>Acreage</u>	
Huebner Creek	NP	11.14	
Leon Vista	NP	6.10	
Oak Hills	NP	8.10	
Spring Time	NP	2.76	
Subtotal Neighborhood Parks			28.10 acres
Fox	CP	34.80	
Hausman Road	CP	24.06	
Subtotal Community Parks			58.86 acres
O.P. Schnabel	LUP	202.00	
Subtotal Large Urban Parks			202.00 acres
Cedar Creek Golf Course	SC	172.72	
Subtotal Sports Complexes			172.72 acres
Bamberger	NA	70.91	
Crownridge Canyon	NA	207.79	
Friedrich	NA	606.64	
Medallion	NA	145.83	
Rancho Diana	NA	1,827.12	
Subtotal Natural Areas			2,858.29 acres
Leon Creek Greenway	GW	103.42	
Subtotal Greenways			103.42 acres
TOTAL CITY PARK ACREAGE			3,423.39
TOTAL NON-CITY PARK ACREAGE			0.00
GRAND TOTAL NORTHWEST SUBAREA PARK ACREAGE			3,423.39

7. NEEDS ASSESSMENT

Based on the statistics in the report entitled "The Excellent City Park System" published by The Trust for Public Land, the national average of 16 acres of park land per 1,000 residents, the following chart summarizes the park land needs of the Northwest Subarea (based on June 2005 park acreage figures).

NORTHWEST SUBAREA LAND ACQUISITION NEEDS IDENTIFICATION*

	2004 Inventory (Acres)	Current Service Ratio (Acres/Pop.)	2005 Estimated Population 113,754 (Acres/Goal) (Excess/Def.)		2010 Estimated Population 128,634 (Acres/Goal) (Excess/Def.)		2015 Estimated Population 142,662 (Acres/Goal) (Excess/Def.)	
Total City-Owned Park Acres	3,423.39	30.09/1,000	1,820.00	+1,603	2,058.00	+1,365	2,283	+1,140

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Total Public Park Acres** including City, County, State, Federal and Incorporated Cities park land	3,423.39	30.09/1,000	1,820.00	+1,603				
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* Based on June 2005 Park Acreage

In June 2005, the City owned 3,423.39 acres of park land, or 30.09 acres per 1,000 residents in the Northwest Subarea. Based on the national average of 16 acres per 1,000 residents, an excess of 1,603 acres exists. Currently, there are no additional public park acres in the subarea. Based solely on City population projections and park acreage figures (assuming no further acquisition), there will continue to be an excess of 1,365 acres in 2010. It should be noted that the majority of the park acreage listed is in the classification of natural areas, and these properties are not yet developed and open to the public. There continues to be a shortage of neighborhood and community parks in this Subarea.

8. PAST ACCOMPLISHMENTS (1999-2004)

A. Capital Improvement Projects Completed

Project***	Funding	Source	Completion
O.P. Schnabel Playground & Improvements***	\$1,000,000	Park Bonds	February 2000
Friedrich Park Trail Signage	\$13,250	CDBG	October 2001
Huebner Creek Park Improvements	\$13,700	Park Bonds	September 2002
Bamberger Nature Park Development***	\$125,000	Grant	March 2003
Leon Creek Greenway Development Phase 1***	\$110,000	Grant	March 2003
Leon Vista Park Development***	\$80,000	Sales Tax	July 2003
Spring Time Park Playground	\$190,650	General Fund	November 2004

*** Denotes project identified in the 1999 Parks and Recreation System Plan.

There were 7 Park Capital Improvement Projects completed in the past five years with total budgets and investments in the community of \$1,532,600. Out of the projects completed 57% of the projects were identified as priority needs from the 1999 Parks and Recreation System Plan.

B. Park Land Acquired

- Leon Vista Park – (1999) – 6.10 acres
- Bamberger Nature Park – (1999) – 70.91 acres
- Crownridge Canyon – (2001) – 207.79 acres
- Rancho Diana – (2001) – 1,827.12 acres
- Leon Creek Greenway Addition – (2002) – 82.49 acres
- Medallion Tract – (2003) – 145.83 acres
- Friedrich Park Addition – (2004) – 335.91 acres
- Hausman Road Park – (2005) – 24.055 acres
- Fox Park – (2005) – 34.804 acres

There were 2,735.01 acres of park land added in the past five years with a total of 3,423.39 acres of City park land currently in the Subarea.

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C. Funded Projects (currently under design or construction)

Project***	Funding	Source
Crownridge Canyon Nature Area Improvements	\$1,137,484	Park Bonds, Sales Tax
District 7 Leon Creek Greenway Acquisition***	\$500,000	Park Bonds
District 8 Leon Creek Greenway Acquisition***	\$264,923	Park Bonds
Edwards Aquifer Protection Land Acquisition***	\$22,500,000*	Sales Tax
Friedrich Park Building Improvements	\$364,386	Park Bonds
Friedrich Park Water Service Connection***	\$25,000	Park Bonds
Hausman Rd. Park Acquisition & Development	\$800,000	Park Bonds
Leon Creek Greenway Development***	\$9,151,599	Sales Tax
Neighborhood Park Acquisition***	\$171,695	UDC Fees
O.P. Schnabel Park Entrance Improvements***	\$250,000	Park Bonds
Spring Time Park Swimming Facility Rehab.	\$350,000	Park Bonds

* Estimated

*** Denotes project identified in the 1999 Parks and Recreation System Plan.

There are currently 11 Park Capital Improvement Projects funded and underway with total budgets and investments in the community of \$35,515,087. Out of these projects, 64% of the projects were identified as priority needs from the 1999 Parks and Recreation System Plan.

9. COMMUNITY SURVEY

Based on surveys completed during the planning process for this document and on discussions with citizens, need was expressed for the following activities and facilities.

- walking and bicycle trails
- playgrounds
- new basketball courts
- picnic areas
- skate parks
- dog park
- water sports facilities (water playgrounds and swimming pools)
- multi-purpose community centers
- natural areas
- offer recreational programs and activities in the Subarea

10. RECOMMENDATIONS

After study of the demographic profile (both current and projected) of the Northwest Subarea, inventory of current facilities and programs, and expressed needs of citizens, the following recommendations are being made to guide development of parks and recreation facilities and programs in the next ten years. Included are both general and specific recommendations.



GENERAL PRIORITIES

- acquire and develop additional neighborhood park acreage to meet service goals, by Park Dedication and other means.
- address major deficit of City recreation youth and adult programs
- rehabilitate parks and recreation facilities to assure safety, security, accessibility and quality programming for users.
- acquire additional community park acreage to meet service goals.
- acquire additional large urban park acreage to meet service goals.
- Develop cooperative efforts with NISD for park development and recreation programs.
- acquire property along the Leon Creek Greenway and develop into accessible greenway trail systems.
- secure natural area acreage over the Edwards Aquifer Recharge Zone and develop acreage into accessible nature parks.
- construct a multi-purpose community center with gymnasium and swimming pool on the Fox Park property.
- Develop the Hausman Road Park and Library with multi-purpose facilities and programs.
- expand and appropriately develop the Friedrich/Crownridge/Cedar Creek/Rancho Diana contiguous park properties into a natural area destination.

11. PROPOSED/UNFUNDED CAPITAL IMPROVEMENT PROJECTS

<u>Recommendation</u>	<u>Estimate*</u>	<u>Source</u>	<u>Year</u>
Outdoor Priority 1			
Neighborhood Park Development --design and construct new neighborhood park with walking trails, playgrounds, sport courts, and other appropriate development. (Council Districts 7 and 8)			
Design	\$104,000	all but CDBG	2007
Construction	\$432,640	all but CDBG	2008
Outdoor Priority 2			
Friedrich Park -- design and construct improvements to connect to entry parking area, new maintenance building/garage, storage, stone ruins to outdoor recreational facility, and other amenities. (Council District 8)			
Design	\$236,654	all but CDBG	2008
Construction	\$984,256	all but CDBG	2009
Outdoor Priority 3			
Natural Area Development -- design and construction of an existing natural area property to include access, parking, ADA trails, wayfinding, bridges, restroom, trail head, interpretive features, and park furnishings. (Council District 8)			
Design	\$253,094	all but CDBG	2009
Construction	\$1,052,893	all but CDBG	2010

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Outdoor Priority 4

Rancho Diana—design and construct a Natural Areas Visitors Center, with rehabilitation to the existing structures, parking, access, interpretive features, trails, trailhead features, and other amenities following a master plan for the historic park. (Council District 8)

<i>Master Plan</i>	\$40,945	all but CDBG	2010
<i>Design</i>	\$912,490	all but CDBG	2011
<i>Construction</i>	\$3,795,957	all but CDBG	2012

Outdoor Priority 5

Leon Vista Park – Design and construct renovations to building for park police substation and park maintenance facility, parking, trailhead feature, trail, access, and park furnishings. (Council District 7)

<i>Design</i>	\$318,543	all but CDBG	2011
<i>Construction</i>	\$1,274,175	all but CDBG	2012

Indoor Priority 1

Fox Park Community Center—design & construct community center with a gymnasium and a pool. (Council District 8)

<i>Design</i>	\$650,000	all but CDBG	2007
<i>Construction</i>	\$2,704,000	all but CDBG	2008

Other Subarea Project Needs

Bamberger Nature Park—design and construct additional trails, parking, drinking fountain, park toilets, security lighting, and park furnishings. (Council District 8)

<i>Design</i>	\$119,750	all but CDBG	2014
<i>Construction</i>	\$498,159	all but CDBG	2015

Cedar Creek Golf Course—design and construct improvements to the facilities buildings, grounds, and including ADA improvements. (Council District 8)

<i>Design</i>	\$125,000	all but CDBG	2014
<i>Construction</i>	\$500,000	all but CDBG	2015

Fox Park—design and construct trails, playground, sport courts, parking, walkways, picnic facilities, lighting, and other park improvements. (Council District 8)

<i>Design</i>	\$243,360	all but CDBG	2009
<i>Construction</i>	\$1,012,338	all but CDBG	2010

Hausman Road Park—design and construct trails, sports fields, playgrounds, picnic facilities, pavilion, and park furnishings. (Council District 8)

<i>Design</i>	\$204,725	all but CDBG	2010
<i>Construction</i>	\$851,657	all but CDBG	2011

Huebner Creek Park—design and construct trails, playground, drinking fountain, security lighting, and park furnishings. (Council District 7)

<i>Design</i>	\$98,695	all but CDBG	2013
<i>Construction</i>	\$410,571	all but CDBG	2014

Land Acquisition—acquire land for neighborhood, pocket, and community type parks. (Council Districts 7 and 8)

<i>Acquire 5-10 acres</i>	\$260,000	all but CDBG	2007
<i>Acquire 5-10 acres</i>	\$281,216	all but CDBG	2009
<i>Acquire 5-10 acres</i>	\$304,163	all but CDBG	2011
<i>Acquire 10-20 acres</i>	\$657,966	all but CDBG	2013
<i>Acquire 10-20 acres</i>	\$711,656	all but CDBG	2015

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Neighborhood Park Development--design and construct new neighborhood and pocket parks with walking trails, playgrounds, sport courts, and other appropriate development. (5 Parks) (Council Districts 7 and 8)

<i>Design</i>	\$108,160	all but CDBG	2008
<i>Construction</i>	\$449,946	all but CDBG	2009
<i>Design</i>	\$112,486	all but CDBG	2009
<i>Construction</i>	\$467,943	all but CDBG	2010
<i>Design</i>	\$116,986	all but CDBG	2010
<i>Construction</i>	\$486,661	all but CDBG	2011
<i>Design</i>	\$121,665	all but CDBG	2011
<i>Construction</i>	\$506,128	all but CDBG	2012
<i>Design</i>	\$126,532	all but CDBG	2012
<i>Construction</i>	\$526,373	all but CDBG	2013

Oxbow Neighborhood Area Park—design and construct trailhead feature, trails, pavilion, and neighborhood park facilities. (Council District 8)

<i>Design</i>	\$73,116	all but CDBG	2010
<i>Construction</i>	\$304,163	all but CDBG	2011

Spring Time Park— acquisition, design and construct neighborhood park improvements. (Council District 8)

<i>Acquisition</i>	\$312,000	all but CDBG	2007
<i>Design</i>	\$67,600	all but CDBG	2008
<i>Construction</i>	\$281,216	all but CDBG	2009

TOTAL PROPOSED PROJECTS **\$23,299,878**

*Costs adjusted for annual inflation of 4% per year beginning in 2006.

12. NORTHWEST SUBAREA FACILITIES MAP (Following Attachment)

13. NORTHWEST SUBAREA PROGRAMS MAP (Following Attachment)